

TO LET - E CLASS

**OFFICE BUILDING WITH WORKSHOP / STORAGE FACILITIES
SUITING A WIDE RANGE OF OCCUPIERS**



1A ST MARKS ROAD, TEDDINGTON, TW11 9DE

APPROXIMATELY 2,231 SQUARE FEET /207 SQUARE METERS

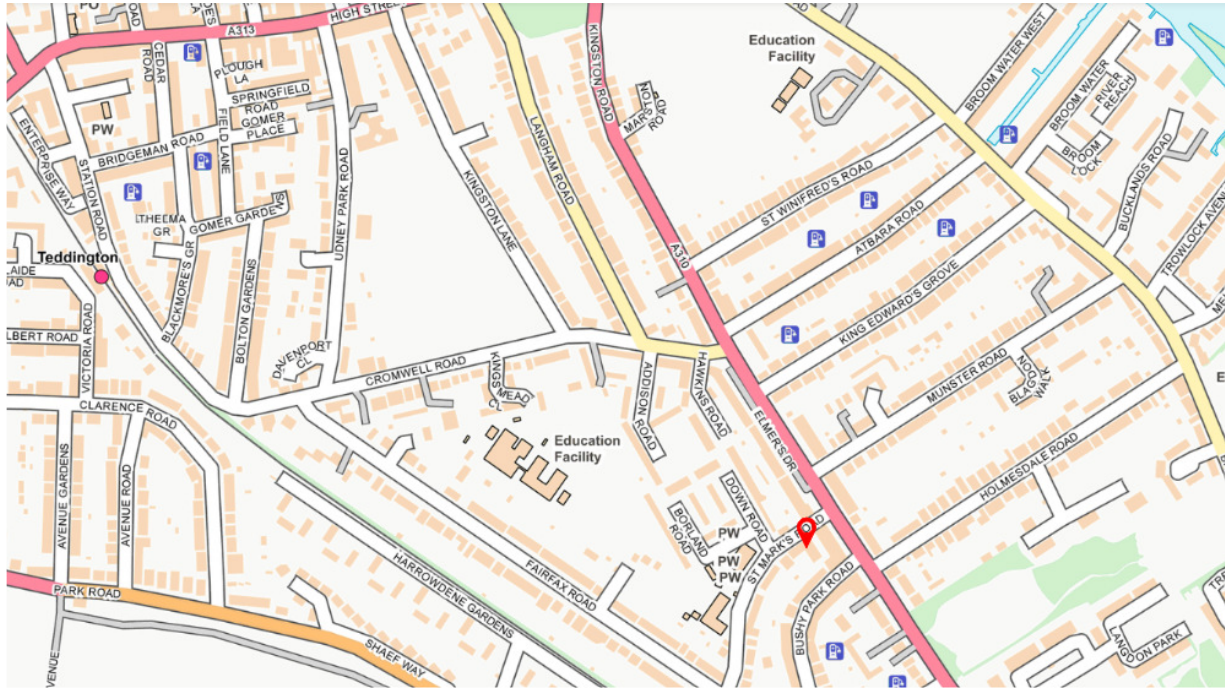
NEW LEASE: TERMS TO BE AGREED

TO LET: £45,000 PA EXCLUSIVE

***Ready for immediate occupation* Good condition
throughout* CAT 6* Floorplans and infrastructure setup
available on request***

LOCATION:

The property is located on St Marks Road, just off Kingston Road, approximately 6 minutes' walk to Teddington Mainline Station. There is comprehensive road links via the M3 and A316 and the daily needs of the workforce are further serviced by bus services along Kingston Road (A310) local shops, cafes, restaurants, and bars.



DESCRIPTION:

This charming office building is offered with 3 adjoining rooms retained for the owners own use. Providing 1,611ft² / 150m² on the ground floor with open plan office on the first floor measuring approx. 620ft² / 57m². The space will suit a variety of different business's and is ready for immediate occupation. The office is in good condition and has been equipped for high technological capability. Being a convenient location and with the charming uniqueness of the building, lends itself as a pleasurable working enviroment for any workforce.



The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. The vendor does not make or give, and neither do Featherstone Leigh Commercial or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property.

VAT:

We believe that the building is not VAT elected but interested parties should make their own enquiries.

LEGAL COSTS:

Each party is to bear their own legal costs.

TERMS:

Available on new lease the terms to be agreed.

**BUSINESS RATES:**

To be determined by the area occupied.

As an indication the whole is rated as below collated via the VOA online.

RATEABLE VALUE WITH EFFECT 1st APRIL 2017: £55,500 for the whole building, this will not apply to the reduced area and will be a matter for discussion.

All interested parties are advised to make their own inquiries into Business Rates with the local authorities who are in this instance Richmond upon Thames.

VIEWINGS:

For all enquiries, please contact the owners Sole Agents Featherstone Leigh Commercial.

Andrew Weeks (020 8332 2707) – aweeks@flcproperty.co.uk